

**LONIC**

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LONDON & NEW YORK

**41 DEVONSHIRE STREET .....  
THREE SUITES AVAILABLE TO LET  
462 – 1,524 SQ. FT.**



**41  
DEVONSHIRE  
STREET  
LONDON  
W1G 7AJ**



**Appointment  
through  
sole agents:**

**Jonny Novick**  
jn@lonic.eu  
07811 100 622

**Michael Firestone**  
mf@lonic.eu  
07909 224 095

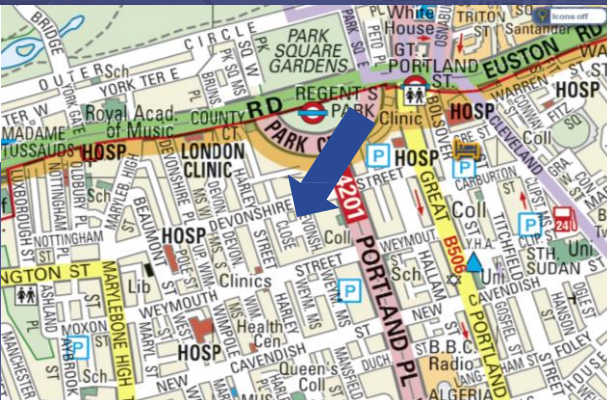
**Virtual Tour - <https://my.matterport.com/show/?m=NKTf6dpcZuF>**

### APPROXIMATE COSTS:

**Part Ground-2<sup>nd</sup>  
Floors, To Let On  
Flexible Terms In  
Impressive Period  
Building In  
Marylebone**

Floor	Size Sq. Ft Sq. M.	Total Inclusive Cost Per Annum
2 <sup>nd</sup> Floor	547 51	£49,000
1 <sup>st</sup> Floor	515 48	£51,000
Part Ground Floor	462 43	£36,500
<b>Total</b>	<b>1,524 142</b>	<b>£136,500</b>

**462 – 1,524 Sq. Ft.  
43 - 142 Sq. M.**



## 41 DEVONSHIRE STREET, W1G 7AJ

### Amenities:

Floors Can Be Acquired Together Or Separately

Plug & Play

Flexible Terms

Period Features

Roof Terrace

Perimeter Trunking

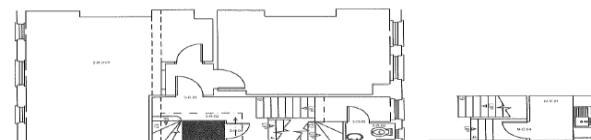
Communal Kitchenette

Communal WCs (Male & Female)

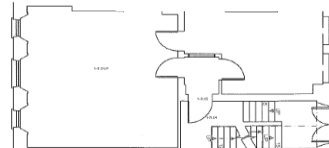
Impressive Floor To Ceiling Height

Excellent Natural Light

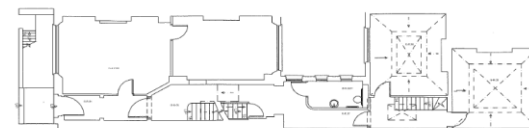
2<sup>ND</sup> Floor Plan



1<sup>ST</sup> Floor Plan



Ground Floor Plan



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### LOCATION:

Located on the South side of the street between its junctions with Harley Street and Portland Place.

Transport links to the property are excellent with Regents Park, Great Portland Street, Warren Street and Baker Street stations all within walking distance.

### ACCOMODATION:

Comprises of the Part Ground, 1<sup>st</sup> and 2<sup>nd</sup> Floors, which are available individually or together. All three floors have recently been refurbished, benefitting from excellent natural light, impressive floor to ceiling heights, communal toilets, a kitchenette on the 2<sup>nd</sup> floor landing and use of the roof terrace.

### LEASE:

By way of sub-lease(s), for a maximum term expiring on 26 May 2025, with two mutual breaks on 26 November 2021 and 26 May 2023. The sub-lease(s) will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.



Part Ground Floor Office



First Floor Office



First Floor Office



Second Floor Office